



Instr # 93537
Rebecca S. Wotton Lincoln County Registry of Deeds

DEED OF SALE BY PERSONAL REPRESENTATIVE
(Testate)

KNOW ALL MEN BY THESE PRESENTS,

THAT I, Jonathan Berry, of Whitefield, County of Lincoln, State of Maine, duly appointed and acting personal representative of the **Estate of Andrew Bunker Berry**, deceased (testate), as shown by the probate records of Lincoln County, Docket No. 2022-0237, and having given notice to each person succeeding to an interest in the real property described below at least ten (10) days prior to the sale, by the power conferred by the Probate Code, and every other power, for consideration paid, grants to **White Pine Holdings, LLC**, of Whitefield, County of Lincoln, State of Maine, the real property located at Whitefield, County of Lincoln, State of Maine, described as follows:

A certain lot or parcel of land together with the building thereon, situated in Whitefield, County of Lincoln and State of Maine, being the Homestead farm of the late Fessenden B. Turner, on both sides of Highway Route #218, and bounded and described as follows, to wit:

On the west by the Sheepscot River; on the South by land now or formerly of Lena Lewis and land now or formerly of Theodore Preble; on the east by land now or formerly of G. E. Blair; and on the north by land now or formerly of the Old Town Farm, so-called, and the Town Farm Road, so-called, and land now or formerly of Theodore Preble, containing 100 acres, more or less.

EXCEPTING and RESERVING, however, so much of the above described premises as may be described in the deed from Annie M. Tyler to Donald A. Peaslee, Jr. et ux, dated July 24, 1974, recorded in said Registry of Deeds, Book 815, Page 194 and the Deed of Miriam A. King to Robert B. Hutchinson et ux, dated September 5, 1969 recorded in said Registry at Book 657, Page 408 and the deed of Abraham W. Preble et ux to Wiscasset and Quebec Railroad Co., dated October 15, 1894 recorded in said Registry at Book 297, Page 14, reference may be had to the deed of Evelyn M. Swift to Annie M. Tyler, dated September 5, 1972 recorded in said Registry at Book 744, Page 5 and devise of Miriam A. King to Evelyn M. Swift and Annie M. Tyler recorded in Book 735, Page 66 (Lincoln County Probate Court, Docket No. 88-1972).

Also excepting herefrom all of those premises described above which are located on the west side of Route 218.

MAINE REAL ESTATE
TRANSFER TAX PAID

MEANING and INTENDING to convey a portion of the same premises conveyed to Andrew B. Berry by deed from Roberta P. Berry dated April 11, 1998 and recorded in the Lincoln County Registry of Deeds at Book 1298, Page 71. These premises are shown on Tax Map 10, Lot 47 on the records for the Town of Whitefield, Maine.

Said Andrew B. Berry deceased on July 29, 2022 and whose will is duly probated in the Probate Court of the State of Maine in and for the County of Lincoln.

WITNESS my hand and seal this 16 day of December, 2022.

Signed, Sealed and
Delivered in Presence of:

Estate of Andrew Bunker Berry

By: 
Jonathan Berry, Personal Representative

STATE OF MAINE
KENNEBEC, ss

Personally appeared the above-named Jonathan Berry in his said capacity and acknowledged the foregoing instrument to be his free act and deed and the free act and deed of said Estate.

Before me,

Dated: December 16, 2022


Notary Public, State of Maine
My Commission Expires:

EVA M. MILLER
Notary Public, State of Maine
My Commission Expires 8/9/2028

Card 1 Of 1 9/16/2025

Previous Owner
BERRY, ANDREW B
C/O JONATHAN BERRY
335 PITTSTON ROAD
WHITEFIELD ME 04353
Sale Date: 12/16/2022

[illegible]

Whitefield

Map Lot 010-047

Account 1523

Location 55 TOWN FARM LANE

Card 1 Of 1 9/16/2025

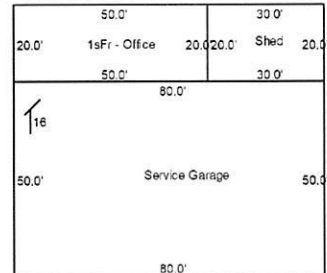
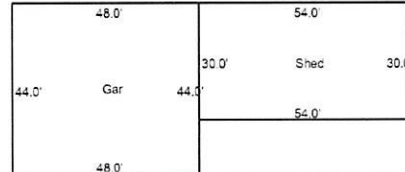
Building Style			SF Bsm Living			Layout					
1.Conv.	5.Garrison	9.Other	Fin Bsm Grade			1.Typical	4.	7.			
2.Ranch	6.Split	10.Conv	BASEMENT FLOOR			2.Inadeq	5.	8.			
3.R Ranch	7.Contemp	11.NEEDS R	Heat Type 100%			3.Horrid	6.	9.			
4.Cape	8.Log	12.Camp	0.No Heat	4.Radiant	8.Fl/Wall	Attic					
Dwelling Units			1.HWBB	5.FWA	9.No Heat	1.1/4 Fin	4.Full Fin	7.			
Other Units			2.HWCI	6.GravWA	10.Rad/BB	2.1/2 Fin	5.Fl/Stair	8.			
Stories			3.H Pump	7.Electric	11.Monitor	3.3/4 Fin	6.	9.None			
1.1	4.1.5	7.3.5	Cool Type 0%			Insulation					
2.2	5.1.75	8.4	1.Refrigr	4.W&C Air	7.	1.Full	4.Minimal	7.			
3.3	6.2.5	9.1.25	2.Evapor	5.Radheat	8.	2.Heavy	5.Partial	8.			
Exterior Walls			3.H Pump	6.	9.None	3.Capped	6.	9.None			
0.	4.Asbestos	8.Concrete	Kitchen Style			Unfinished %					
1.Wood	5.Stucco	9.Other	1.New/Remo	4.Obsolete	7.	Grade & Factor					
2.Vin/Al	6.Brick	10.Wd Shgl	2.Typical	5.	8.	1.E Grade	4.B Grade	7.AAA Grade			
3.Compos.	7.Stone	11.Masonit	3.Old Type	6.	9.None	2.D Grade	5.A Grade	8.SC Grade			
Roof Surface			Bath(s) Style			3.C Grade	6.AA Grade	9.Same			
1.Asphalt	4.Wood Sh	7.Rolled	1.New/Modr	4.Obsolete	7.	SQFT (Footprint)					
2.Metal	5.Slate	8.	2.Typical	5.	8.	Condition					
3.Composit	6.Other	9.	3.Old Type	6.	9.None	1.Poor	4.Avg	7.V G			
SF Masonry Trim			# Rooms			2.Fair	5.Avg+	8.Exc			
OPEN-3-CUSTOM			# Bedrooms			3.Avg-	6.Good	9.Same			
OPEN-4-CUSTOM			# Full Baths			Phys. % Good					
Year Built			# Half Baths			Funct. % Good					
Year Remodeled			# Addn Fixtures			Functional Code					
Foundation			# Fireplaces			1.Incomp	4.	7.			
1.Concrete	4.Wood	7.N/A Cond	<div><p>TRIO Software <i>A Division of Harris Computer Systems</i></p></div>						2.O-Built	5.	8.Other
2.C Block	5.Slab	8.							3.Damage	6.	9.None
3.Br/Stone	6.Piers	9.							Econ. % Good		
Basement									Economic Code		
1.1/4 Bmt	4.Full Bmt	7.							0.None	3.No Power	6.Bad Abut
2.1/2 Bmt	5.None	8.							1.Location	4.Generate	9.None
3.3/4 Bmt	6.N/A Cond	9.None							2.Encroach	5.SiteLimit	9.
Bsmr Gar # Cars									Entrance Code 1 Interior Inspect		
Wet Basement									1.Interior	4.Vacant	7.
1.Dry	4.Dirt	7.Wet							2.Refusal	5.Estimate	8.
2.Damp	5.Dirt	8.							3.Informed	6.	9.
3.Wet	6.	9.							Information Code 1 Owner		
									1.Owner	4.Agent	7.
									2.Relative	5.Estimate	8.
									3.Tenant	6.Other	9.

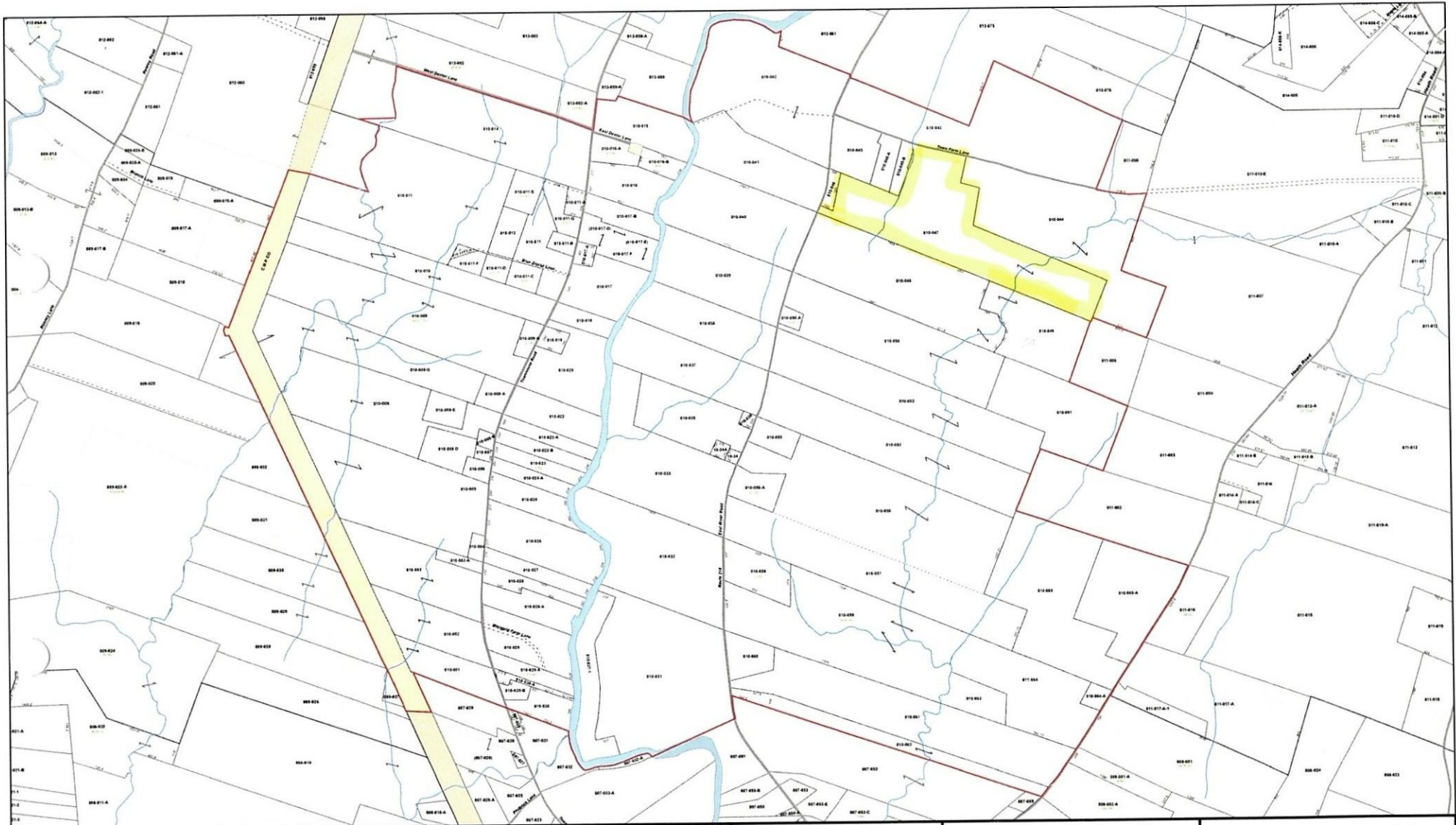
Date Inspected

Date Inspected

Additions, Outbuildings & Improvements

Type	Year	Units	Grade	Cond	Phys.	Funct.	Sound Value	
115 LC 'D' Service	1998	4000	3 100	4	0	% 75	%	1.One Story Fram
1 One Story Frame	1998	1000	1 100	4	0	% 75	%	2.Two Story Fram
24 Frame Shed	1998	600	2 100	4	0	% 75	%	3.Three Story Fr
23 Frame Garage	1995	2112	4 100	4	0	% 75	%	4.1 & 1/2 Story
24 Frame Shed	1995	1620	1 100	4	0	% 75	%	5.1 & 3/4 Story
						%	%	6.2 & 1/2 Story
						%	%	21.Open Frame Por
						%	%	22.End Frame Por
						%	%	23.Frame Garage
						%	%	24.Frame Shed
						%	%	25.Frame Bay Wind
						%	%	26.1SFr Overhang
						%	%	27.Unfin Basement
						%	%	28.Unfinished Att
						%	%	29.Finished Attic



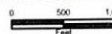


Map Prepared by:
VIEWSHED
 Viewshed LLC
 207.666.2366
 www.viewshed.net

Tax Sheets are intended for assessing purposes only.
 Boundary locations are approximate and
 should not be used for conveyance of property.

- Stream
- ROW
- Old Parcel
- Hook
- PARCEL
- CEMETERY
- UTILITY
- WATER
- ROAD

Town of Whitefield, Maine



Whitefield Tax Grid
10
 Map updated to: April 1, 2024



Whitefield Maine Parcel Viewer

Parcel Viewer

Abutter Notification

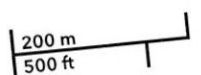
Help Document

MapLot: 010-047

Search result



Vantor Powered by Esri



69°36'45"W 44°12'24"N



SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.

Whitefield
9:26 PM

Real Estate Tax Commitment Book - 10.230
2026 RE TAX COMMITMENT

09/09/2025
Page 279

Account Name & Address	Land	Building	Exemption	Assessment	Tax
576 WESTGATE, GEORGE 32 WISCASSET ROAD Acres 1.80 01 HOMESTEAD WHITEFIELD ME 04353	65,900	357,800	25,000	398,700	4,078.70 2,039.35 (1) 2,039.35 (2)
32 WISCASSET ROAD 031-019 B5445P268 10/18/2019					
1873 WHEELER, DAVID A PO BOX 307 Acres 3.58 DRESDEN ME 04342	36,200	0	0	36,200	370.33 185.17 (1) 185.16 (2)
BRIGID LANE 006-002-C B5324P276 11/06/2018					
1164 WHEELER, SHELBY PORTER, CLARENCE 261 PITTSTON ROAD Acres 2.00 WHITEFIELD ME 04353	66,500	109,300	0	175,800	1,798.43 899.22 (1) 899.21 (2)
261 PITTSTON ROAD 003-017-A B6056P106 11/07/2023					
1523 WHITE PINE HOLDINGS LLC PO BOX 110 Acres 65.00 WHITEFIELD ME 04353	142,600	231,800	0	374,400	3,830.11 1,915.06 (1) 1,915.05 (2)
55 TOWN FARM LANE 010-047 B5964P33 12/16/2022					
746 WHITE, DAVID L WHITE, NICOLE M 6307 CLIMBHILL ROAD Acres 0.73 ALEXANDRIA VA 22310-2923 APPARTMENTS - 20-1 & 20-2 PITTSTON ROAD 20 PITTSTON ROAD 031-004 B5255P1 05/10/2018	45,300	199,700	0	245,000	2,506.35 1,253.18 (1) 1,253.17 (2)
771 WHITE, JOSHUA JAMES 381 WISCASSET ROAD Acres 14.00 WHITEFIELD ME 04353	81,300	237,000	0	318,300	3,256.21 1,628.11 (1) 1,628.10 (2)
TG - SW-5 & MW-3 381 WISCASSET ROAD 004-011 B5926P280 08/30/2022					

	Land	Building	Exempt	Total	Tax
Page Totals:	437,800	1,135,600	25,000	1,548,400	15,840.13
Subtotals:	166,941,400	226,731,100	17,717,000	375,955,500	3,846,025.69

Have you tested your well water for arsenic?



Your water looks, smells and tastes fine. So why do you need to test it?

It is hard to believe that water that looks, smells and tastes fine may not be safe to drink. But the truth is that 1 in 10 wells in Maine has water that is high in arsenic. There are wells high in arsenic in all parts of Maine.

Protect your family. Test your well for arsenic every 3 to 5 years.

How to Test Your Well Water

1. Call a lab.

- Call a certified lab and ask for an arsenic test kit for your well water. You can find a lab at this website: wellwater.maine.gov. Or call the Maine Lab Certification Officer at 207-287-1929.
- If you have never tested your well water for bacteria, nitrites and nitrates, or other chemicals like radon, uranium and fluoride, ask your lab for a test kit for all of these.

2. Do the test.

- Your test kit will arrive in the mail. It will have empty bottles, directions and forms to fill out.
- Follow the directions and mail the bottles back to the lab with the forms.

3. Get your results.

- Your test results will come to you in the mail.
- If you have too much arsenic in your water, or if you are not sure you understand your test results, call 866-292-3474 (toll-free in Maine) or 207-287-4311 to speak to an expert.

Why Arsenic is Bad

People who drink water with too much arsenic for many years are more likely to get cancer. Arsenic can cause skin, bladder and lung cancers.

It may cause low birthweight and affect brain development in babies if pregnant women drink water with too much arsenic in it. Arsenic can also affect brain development in young children. Other problems from drinking water with very high arsenic levels include: stomach pain, nausea, diarrhea, numbness or tingling in the hands and feet and changes in skin.

Your chance of having any of these health problems depends on:

- how much arsenic is in your water;
- how much water you drink;
- how long you have been drinking the water.

Solving Arsenic Problems

There are actions you can take to protect your family if your water has too much arsenic. First, you can switch to bottled water for drinking and making drinks. This will allow you time to decide if you want to install a water treatment system.

Call us at 866-292-3474 (toll-free in Maine) or 207-287-4311 if you have high arsenic. We can help you decide how to solve the problem.

Protect your family. Test your well.

- For more information: wellwater.maine.gov
- Call for advice: **866-292-3474 • TTY: Call Maine Relay 711**



SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering
(207)289-3826

PROPERTY ADDRESS	
Town Or Plantation	WHITEFIELD
Street	OLD TOWN FARM ROAD
Subdivision Lot #	
PROPERTY OWNERS NAME	
Last: BERRY	First: ANDREW
Applicant Name:	MAINE HELICOPTERS, INC
Mailing Address of Owner/Applicant (If Different)	4 AIRPORT RD. AUGUSTA, MAINE 04330

Date Permit Issued: 11/11/95	FEE: \$160.00	If Double Fee Charged: ☐
Local Plumbing Inspector Signature: [Signature]		
L.P.I. # 129		

Owner/Applicant Statement
I certify that the information submitted is correct to the best of my knowledge and understand that any falsification is reason for the Local Plumbing Inspector to deny a Permit.

Signature of Owner/Applicant: [Signature] Date: 11/11/95

Caution: Inspection Required
I have inspected the installation authorized above and found it to be in compliance with the Subsurface Wastewater Disposal Rules

Local Plumbing Inspector Signature: [Signature] Date Approved: 11/11/95

PERMIT INFORMATION		
THIS APPLICATION IS FOR: 1. ☒ NEW SYSTEM 2. ☐ REPLACEMENT SYSTEM 3. ☐ EXPANDED SYSTEM 4. ☐ EXPERIMENTAL SYSTEM SEASONAL CONVERSION to be completed by the LPI 5. ☐ SYSTEM COMPLIES WITH RULES 6. ☐ CONNECTED TO SANITARY SEWER 7. ☐ SYSTEM INSTALLED - P# 8. ☐ SYSTEM DESIGN RECORDED AND ATTACHED IF REPLACEMENT SYSTEM: YEAR FAILING SYSTEM INSTALLED _____ THE FAILING SYSTEM IS: 1. ☐ BED 3. ☐ TRENCH 2. ☐ CHAMBER 4. ☐ OTHER _____ SIZE OF PROPERTY: 20 AC± ZONING: _____	THIS APPLICATION REQUIRES: 1. ☒ NO RULE VARIANCE 2. ☐ NEW SYSTEM VARIANCE Attach New System Variance Form 3. ☐ REPLACEMENT SYSTEM VARIANCE Attach Replacement System Variance Form a. ☐ Requiring Local Plumbing Inspector Approval b. ☐ Requires State and Local Plumbing Inspector Approval 4. ☐ MINIMUM LOT SIZE VARIANCE DISPOSAL SYSTEM TO SERVE: 1. ☐ SINGLE FAMILY DWELLING 2. ☐ MODULAR OR MOBILE HOME 3. ☐ MULTIPLE FAMILY DWELLING 4. ☒ OTHER HELIPORT SPECIFY: _____	INSTALLATION IS: COMPLETE SYSTEM 1. ☒ NON ENGINEERED SYSTEM 2. ☐ PRIMITIVE SYSTEM (Includes Alternative Toilet) 3. ☐ ENGINEERED (+ 2000 gpd) INDIVIDUALLY INSTALLED COMPONENTS: 4. ☐ TREATMENT TANK (ONLY) 5. ☐ HOLDING TANK _____ GAL 6. ☐ ALTERNATIVE TOILET (ONLY) 7. ☐ NON-ENGINEERED DISPOSAL AREA (ONLY) 8. ☐ ENGINEERED DISPOSAL AREA (ONLY) 9. ☐ SEPARATED LAUNDRY SYSTEM TYPE OF WATER SUPPLY DRILLED WELL

DESIGN DETAILS (SYSTEM LAYOUT SHOWN ON PAGE 3)			
TREATMENT TANK 1. ☒ SEPTIC: ☒ Regular ☐ Low Profile 2. ☐ AEROBIC SIZE: 1000. _____ GALS	WATER CONSERVATION 1. ☒ NONE 2. ☐ LOW VOLUME TOILET 3. ☐ SEPARATED LAUNDRY SYSTEM 4. ☐ ALTERNATIVE TOILET SPECIFY: _____	PUMPING 1. ☒ NOT REQUIRED 2. ☐ MAY BE REQUIRED (DEPENDENT ON TREATMENT TANK LOCATION AND ELEVATION) 3. ☐ REQUIRED DOSE: 50 to 75 GALS	CRITERIA USED FOR DESIGN FLOW (BEDROOMS, SEATING, EMPLOYEES, WATER RECORDS, ETC.) (30) gpd PER EMPLOYEE (9) EMPLOYEES $(269.2)(2.6) = 699$ G.P.D. $50 \sqrt{699} = 1289$ $= 114$ (INFILTRATES) DESIGN FLOW: 269 - G.P.D. (GALLONS/DAY)
SOIL CONDITIONS USED FOR DESIGN PURPOSES PROFILE: 5 CONDITION: C DEPTH TO LIMITING FACTOR: 24"	SIZE RATINGS USED FOR DESIGN PURPOSES 1. ☐ SMALL 2. ☒ MEDIUM 3. ☐ MEDIUM-LARGE 4. ☐ LARGE 5. ☐ EXTRA LARGE	DISPOSAL AREA TYPE/SIZE 1. ☐ BED _____ Sq Ft. 2. ☒ CHAMBER 350' _____ Sq Ft. ☐ REGULAR ☐ H-20 3. ☐ TRENCH _____ Linear Ft. 4. ☐ OTHER: _____	

SITE EVALUATOR STATEMENT

On 10-19-95 (date) I conducted a site evaluation for this project and certify that the data reported is accurate. The system I propose is in accordance with the Subsurface Wastewater Disposal Rules.

Signature: [Signature]
Site Evaluator Signature

253
SE#

10-20-95
Date

(Local Plumbing Inspector's Signature if permit is for Seasonal Conversion.)

SUBSURFACE WASTEWATER DISPOSAL SYSTEM APPLICATION

Department of Human Services
Division of Health Engineering

Town, City, Plantation

Street, Road, Subdivision

Owners Name

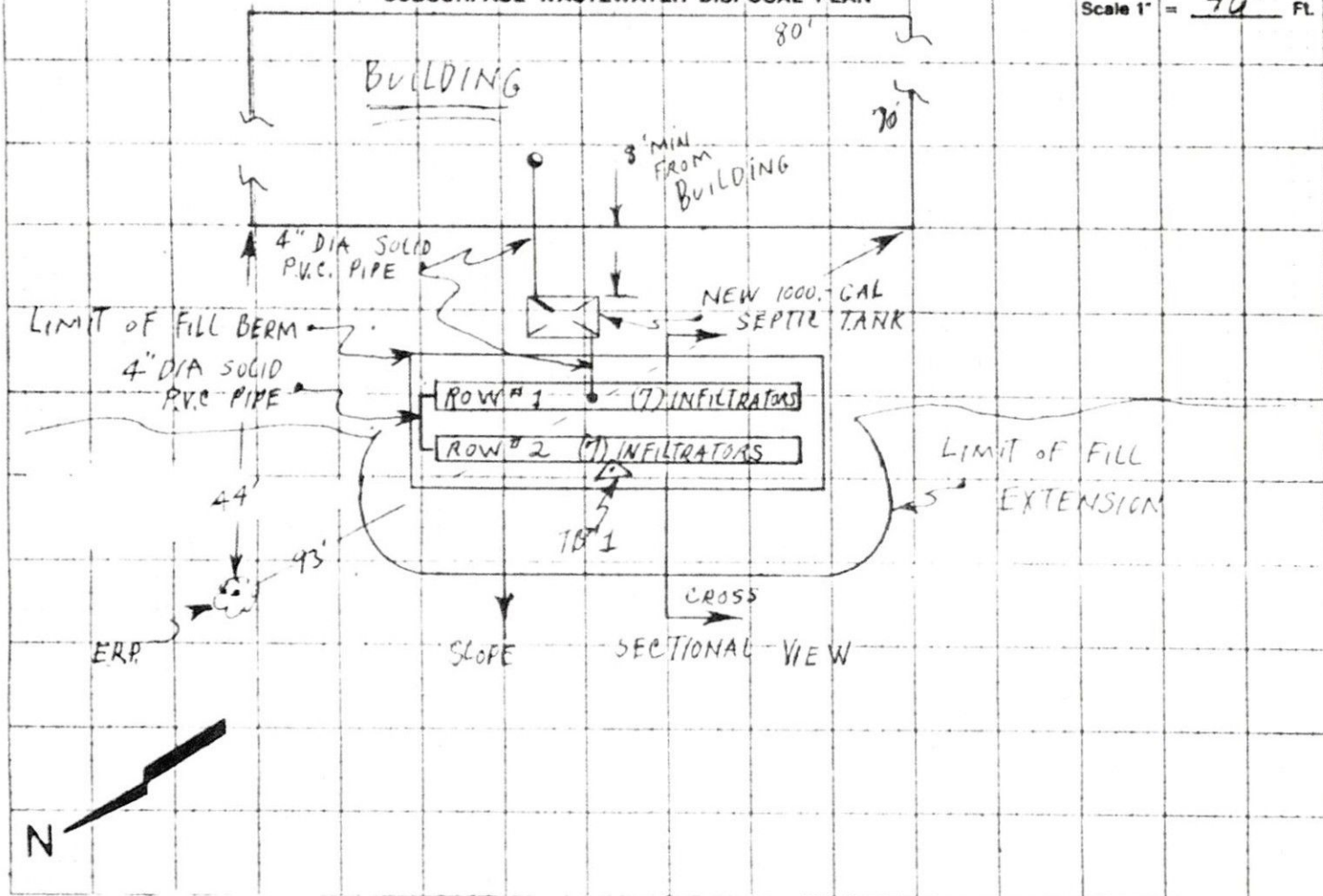
WHITEFIELD

OLD TOWN FARM RD

BERRY ANDREW

SUBSURFACE WASTEWATER DISPOSAL PLAN

Scale 1" = 40' FL



FILL REQUIREMENTS

Depth of Fill (Upslope)

48" ±

Depth of Fill (Downslope)

36" ±

CONSTRUCTION ELEVATIONS

Reference Elevation is

0'

Bottom of Disposal Area ROW #1 = -70, ROW #2 = -78"

Top of Distribution Lines or Chambers ROW #1 = -54, ROW #2 = -62"

ELEVATION REFERENCE POINT

LOCATION & DESCRIPTION

THE ERP IS A NAIL IN A 6" DIA TREE NORTH OF THE SYSTEM

DISPOSAL AREA CROSS SECTION

Scale:

Vertical: 1 inch = 5' FL
Horizontal: 1 inch = 5' FL

